

CDA Scattered Sites MKE
SBE, RPP and Section 3
Participation Performance Report
through December 31, 2025



Submitted by: 

Date: January 20, 2026

Project Summary

The CDA Scattered Sites Project consists of 40 scattered site affordable housing units built in 20 new construction duplexes in Midtown neighborhood of Milwaukee, Wisconsin.

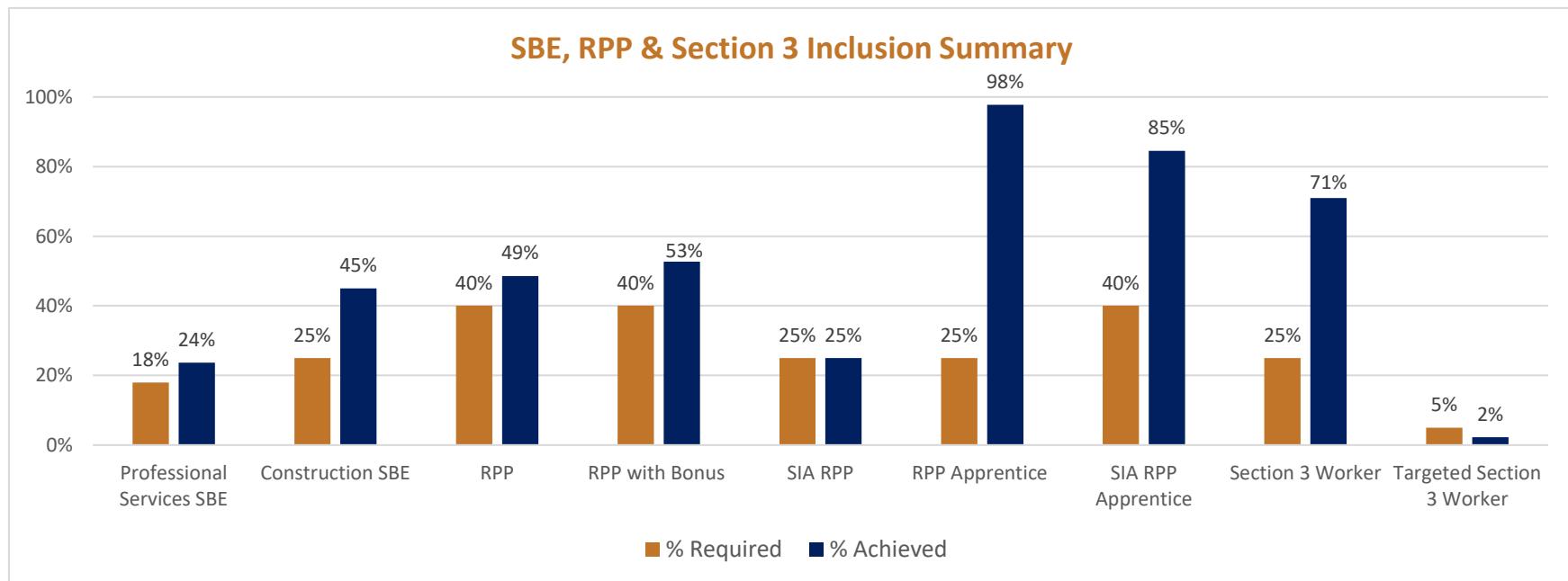
Developer:

Emem Group, LLC

Project Address:

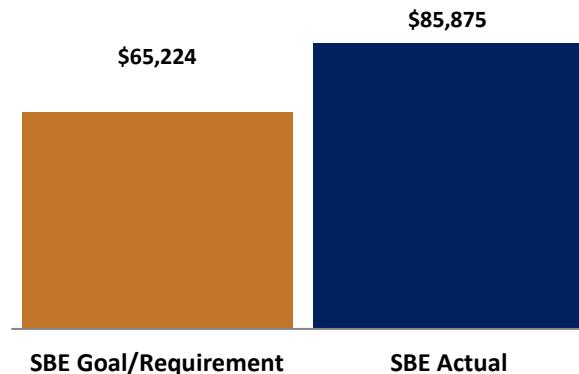
Various Lots in the Midtown Neighborhood

Professional Services Cost Subject to Inclusion	\$362,355
Applicable Professional Services Payments to Date	\$427,596
Construction Cost Subject to Inclusion	\$6,386,061
Applicable Construction Draw to Date	\$5,994,897



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 24% SBE participation for Professional Services, which exceeds the 18% inclusion requirement.



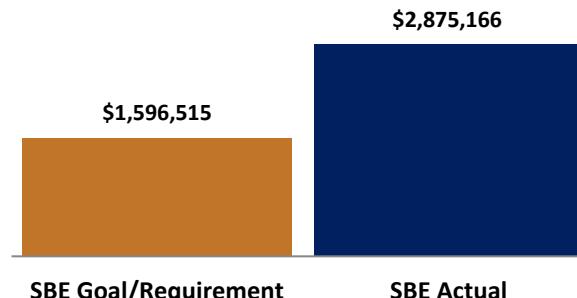
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	24%	+6%
Value of SBE Participation	\$65,224	\$85,875	+\$20,651

Table 1: Professional Services SBE Inclusion

NAME OF CERTIFIED FIRM	DBE/SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Cross Management Services, Inc.	DBE/SBE	Emem Group LLC	Inclusion Consultant	\$ 85,875	\$ 72,845
TOTAL INCLUSION				\$ 85,875	\$ 72,845
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				24%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					20%

SBE Construction Inclusion

Through the period covered by this report, this project has awarded 45% of the contracts to SBE firms, which exceeds the 25% inclusion requirement.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	45%	+20%
Value of SBE Participation	\$1,596,515	\$2,875,166	+1,278,651

Table 2: Construction SBE Inclusion

NAME OF CERTIFIED FIRM	DBE / SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
A & A Plumbing of Milwaukee LLC	DBE/SBE	MESH Construction LLC	Plumbing (Rough & Finish)	\$ 570,000	\$ 536,750
Devix Heating and Cooling	SBE	MESH Construction LLC	HVAC (Rough & Finish)	\$ 488,500	\$ 308,570
Emem Group, LLC	SBE	MESH Construction LLC	Developer	\$ 957,677	\$ 238,595
Emem Group, LLC	SBE	MESH Construction LLC	Construction Labor	\$ 416,874	\$ 356,747
Emem Group, LLC	SBE	MESH Construction LLC	Accounting & Misc.	\$ 36,549	\$ 36,549
Jordans Construction Services LLC	DBE/SBE	MESH Construction LLC	Interior Finish Carpentry Labor	\$ 65,892	\$ 65,892
P.L. Freeman Co., Inc.	DBE/SBE	MESH Construction LLC	HVAC (Rough & Finish)	\$ 149,064	\$ 137,704
Rodriguez Landscape Company	DBE/SBE	MESH Construction LLC	Site Clearing	\$ 22,589	\$ 15,786
Rodriguez Landscape Company	DBE/SBE	MESH Construction LLC	Grading	\$ 23,405	\$ 23,405
Rodriguez Landscape Company	DBE/SBE	MESH Construction LLC	Planting (Landscaping)	\$ 72,075	\$ 69,009
Rodriguez Landscape Company	DBE/SBE	MESH Construction LLC	Fences & Gates	\$ 72,542	\$ 62,690.69
TOTAL INCLUSION				\$ 2,875,166	\$ 1,851,698
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				45%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					31%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 49% and 53% when the bonus hours for SIA RPP hours are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	Union	Goal	40%		25%	
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
A&A Plumbing of Milwaukee, LLC	Plumbing	N	2,296.00	866.00	38%		
A1 Global Services, LLC	Concrete	N	630.00	630.00	100%		
Alpine Insulation 1 LLC	Insulation	N	428.50	94.08	22%	83.92	89%
Aztec Masonry LLC	Site Concrete	N	881.00				
Badger Plumbing Inc.	Sewer & Water Laterals	N	1,164.00				
Bros MA Construction LLC (Next Level Drywall & Painting, LLC)	Interior Finish	N	600.00				
Dekoven Roofing LLC	Roofing	N	1,737.00	1,737.00	100%		
Devix Heating & Cooling LLC	HVAC	N	1,660.75	210.00	13%	210.00	100%
Eduardos Tree Service LLC	Site Clearing	N	168.00				
Emem Group LLC	Construction Labor	N	4,421.05	4,261.05	96%	1,809.05	42%
Employ Milwaukee, Inc.	Construction Labor	N	1,074.00	832.50	78%		
Everything Exteriors	Rough Carpentry	N	5,594.00	1,889.00	34%	448.00	24%
FC Construction, LLC (Jordan's Construction Services)	Finish Carpentry	N	744.00	744.00	100%		
Friemoth Concrete Corp.	Excavation & Fill, Concrete Foundation	N	5,076.22				
Johnson Interior Cleaning, LLC	Final Cleaning	N	64.00	64.00	100%	64.00	100%
Jordan's Construction Services, LLC	Finish Carpentry	N	285.00	45.00	16%	45.00	100%
Lake City Construction LLC (Three Sons Home	Siding	N	1,726.00				
L/C Builders, LLC	Drywall & Paint	N	1,552.00	712.00	46%	712.00	100%
Next Level Drywall & Painting LLC	Interior Finish	N	168.05				
P.L. Freeman Co.	HVAC	Y	1,095.50	504.00	46%	259.00	51%
Prodigal Building Systems, LLC	Framing	N	407.59	407.59	100%	-	
Rangel Flooring of WI, LLC (Nonn's Flooring, LLC)	Flooring	N	1,459.50	1,459.50	100%	751.75	52%
Rodriguez Landscape Inc.	Landscaping	N	790.50	220.00	28%	220.00	100%
Streamline Electrical Design LLC	Electrical	N	3,746.50	3,746.50	100%		
Viros Gutters LLC (Three Sons Home Improvements, LLC)	Siding	N	160.00				
Total Hours			37,929.16	18,422.22	49%	4,602.72	25%
Bonus SIA RPP Hours				404.90			
Bonus Apprentice RPP Hours				1,149.58			
Total RPP Hours with Bonus			37,929.16	19,976.70	53%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Carpenter	4,033.00	4
Carpet Layer	1,459.50	2
Cement Mason	630.00	1
Electrician	3,746.50	2
Engineer	1,120.00	1
General Laborer	4,888.14	18
Insulator	94.08	4
Roofer	1,737.00	2
Sheet Metal Worker	714.00	3
Total	18,422.22	37

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	1,365.00	2
53204	220.00	2
53206	45.00	1
53207	744.00	1
53208	64.00	1
53209	109.50	1
53210	2,507.47	5
53212	4,388.50	5
53214	1,441.00	1
53215	1,766.25	7
53216	4,950.92	8
53218	102.67	1
53221	707.75	1
53222	10.16	1
Total	18,422.22	37

SIA Zip Codes are bold.

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	11,968.22	22
Caucasian	245.00	1
Hispanic	4,768.00	13
Two or More Races	1,441.00	1
Total	18,422.22	37

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	18,179.22	34
Female	243.00	3
Total	18,422.22	37

Table 8: Apprentice & On-The-Job Trainee Participation

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	Required RPP Hours*	SIA RPP Apprentice Hours	SIA RPP Apprentice Hours as a % of Required RPP Hours**
Electrician	2	2,176.50	2,176.50	100%	544.13		
General Laborer	1	409.05	409.05	100%	102.26	409.05	400%
Sheet Metal Worker	2	576.00	504.00	88%	144.00	259.00	180%
Total	5	3,161.55	3,089.55	98%	790.39	668.05	85%

*HR Agreement, Section III.E.1. One-quarter of the apprentices and on-the-job trainees **required** for the Project, as measured in worker hours, shall be RPP.

HR Agreement, Section III.E.2. Of the apprentice and on-the-job workers hours **required for the Project, at least 40% shall be attributed to SIA RPP.

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	2,585.55	3
Caucasian	245.00	1
Hispanic	259.00	1
Total	3,089.55	5

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	3,089.55	5
Total	3,089.55	5

Section 3 Participation

As shown in Table 11 below, the Section 3 Workers performed 71% of the total hours worked and Targeted Section 3 inclusion performed 2%.

Table 11: Section 3 Worker Inclusion

Contractor	Trade	Goal	25%		5%	
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted
A&A Plumbing of Milwaukee, LLC	Plumbing	2,296.00	1,910.00	83%		
A1 Global Services, LLC	Concrete	630.00				
Alpine Insulation 1 LLC	Insulation	428.50	359.10	84%		
Aztec Masonry LLC	Site Concrete	881.00	279.00	32%	279.00	32%
Badger Plumbing Inc.	Sewer & Water Laterals	1,164.00	690.00	59%		
Bros MA Construction LLC (Next Level Drywall & Painting, LLC)	Interior Finish	600.00				
Dekoven Roofing LLC	Roofing	1,737.00	1,737.00	100%		
Devix Heating & Cooling LLC	HVAC	1,660.75	1,066.75	64%		
Eduardos Tree Service LLC	Site Clearing	168.00	168.00	100%		
Emem Group LLC	Construction Labor	4,421.05	1,741.05	39%	409.05	9%
Employ Milwaukee, Inc.	Construction Labor	1,074.00	1,074.00	100%	109.50	10%
Everything Exteriors	Rough Carpentry	5,594.00	4,113.00	74%		
FC Construction, LLC (Jordan's Construction Services)	Finish Carpentry	744.00	744.00	100%		
Friemoth Concrete Corp.	Excavation & Fill, Concrete	5,076.22	5,076.22	100%		
Johnson Interior Cleaning, LLC	Final Cleaning	64.00	64.00	100%	64.00	100%
Jordan's Construction Services, LLC	Finish Carpentry	285.00				
Lake City Construction LLC (Three Sons Home Improvements, LLC)	Siding	1,726.00	1,056.00	61%		
L/C Builders, LLC	Drywall & Paint	1,552.00	712.00	46%		
Next Level Drywall & Painting LLC	Interior Finish	168.05				
P.L. Freeman Co.	HVAC	1,095.50	576.00	53%		
Prodigal Building Systems, LLC	Framing	407.59	206.62	51%		
Rangel Flooring of WI, LLC (Nonn's Flooring, LLC)	Flooring	1,459.50	707.75	48%		
Rodriguez Landscape Inc.	Landscaping	790.50	790.50	100%		
Streamline Electrical Design LLC	Electrical	3,746.50	3,746.50	100%		
Viros Gutters LLC (Three Sons Home Improvements, LLC)	Siding	160.00	96.00	60%		
Total Hours		37,929.16	26,913.49	71%	861.55	2%